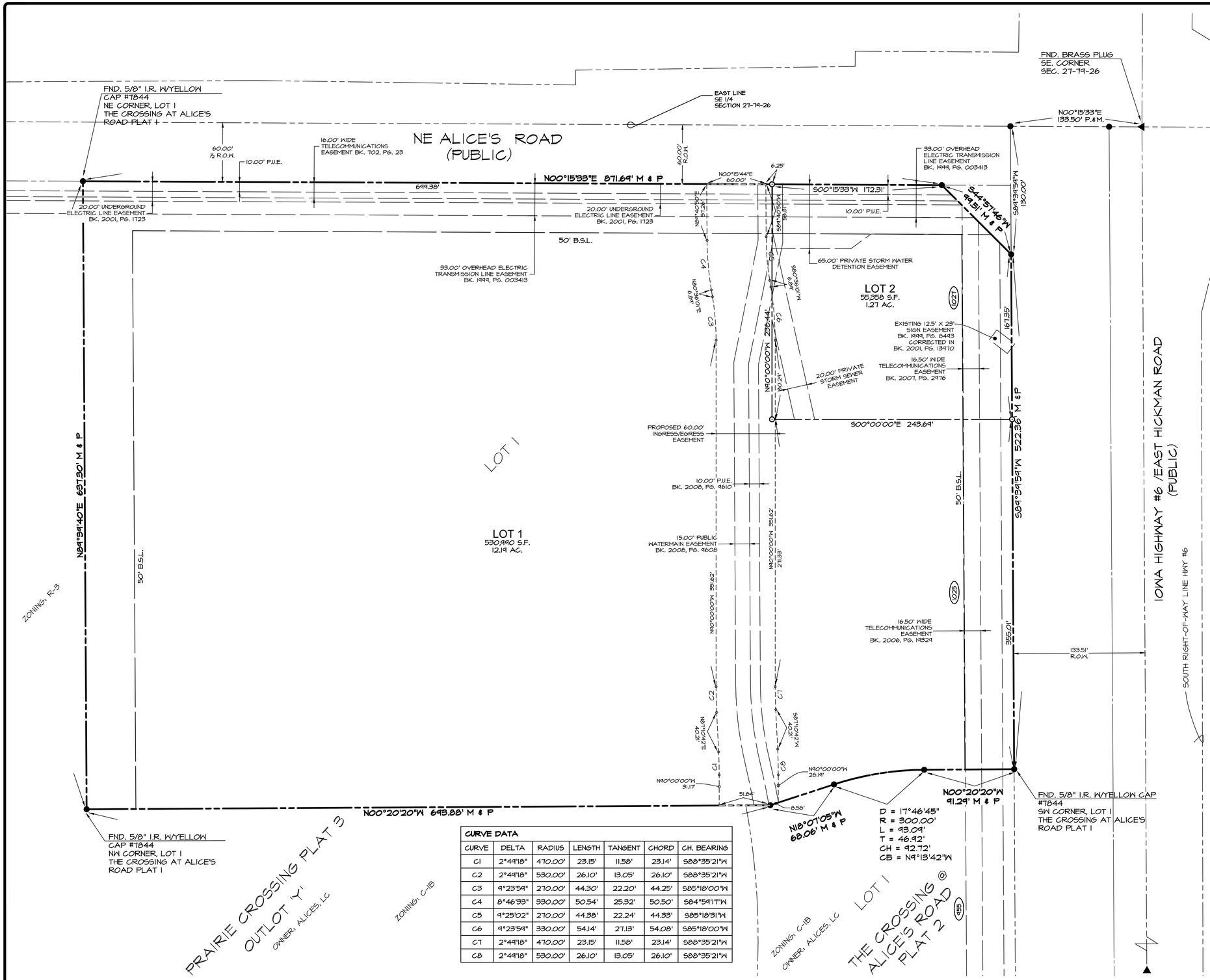

CURVE DATA						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C1	2°44'18"	470.00'	23.15'	11.58'	23.14'	S88°35'21"W
C2	2°44'18"	530.00'	26.10'	13.05'	26.10'	S88°35'21"W
C3	9°23'54"	270.00'	44.30'	22.20'	44.25'	S85°18'00"W
C4	8°46'33"	330.00'	50.54'	25.32'	50.50'	S84°54'17"W
C5	9°25'02"	270.00'	44.38'	22.24'	44.33'	S85°18'31"W
C6	9°23'54"	330.00'	54.14'	27.13'	54.08'	S85°18'00"W
C7	2°44'18"	470.00'	23.15'	11.58'	23.14'	S88°35'21"W
C8	2°44'18"	530.00'	26.10'	13.05'	26.10'	S88°35'21"W

FINAL PLAT

THE CROSSING AT ALICE'S ROAD PLAT 4

WAUKEE, IOWA

OWNER:
HY-VEE, INC.
5820 WESTOWN PARKWAY
WEST DES MOINES, IOWA 50266

APPLICANT:
UNIVERISTY OF IOWA COMMUNITY CREDIT UNION
P.O. BOX 800,
NORTH LIBERTY, IA 52317
ATTN: DICK NOBLE

VICINITY SKETCH
NO SCALE
NORTH

LEGAL DESCRIPTION

LOT 1, THE CROSSING AT ALICE'S ROAD PLAT 1, AN OFFICIAL PLAT, RECORDED IN BOOK 2008, PAGE 7674 AT DALLAS COUNTY RECORDER'S OFFICE, CITY OF WAUKEE, DALLAS COUNTY, IOWA. THIS PARCEL CONTAINS 13.46 ACRES.

SETBACKS

LOT 1

FRONT YARD	= 50 FEET
INTERNAL SIDE YARD	= 0 FEET
REAR YARD	= 50 FEET

LAND AREA

13.46 ACRES
586,348 SQUARE FEET

BENCHMARK

CUT 'X' ON NORTHEAST BOLT ON BASE OF COKE CLOCK SOUTHEAST CORNER OF HIGHWAY #6 & ALICE'S ROAD.

ELEVATION----------1034.63

ZONING/LAND USE

C-B LARGE SCALE COMMERIAL DISTRICT

CERTIFICATION

LAND SURVEYOR — JEFFREY A. GADDIS — 18381 — IOWA

I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

JEFFREY A. GADDIS, IOWA LICENSE NO. 18381 DATE
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2016

PAGES OR SHEETS COVERED BY THIS SEAL:

THIS SHEET ONLY

NOTES

1. LOT 1 AND OUTLOT 'Z' ARE SUBJECT TO EASEMENTS, COVENANTS AND RESTRICTIONS AS RECORDED IN BOOK 2006, PAGE 15427.
2. THIS PROPERTY IS SUBJECT TO CERTAIN ACCESS RESTRICTIONS AS RECORDED IN BOOK 1998, PAGE 4638.
3. THIS PROPERTY IS SUBJECT TO THE REQUIREMENTS OF THE DEVELOPMENT AGREEMENT WITH THE CITY OF WAUKEE, RECORDED IN BOOK 2007, PAGE 12834.
4. MONUMENTS TO BE SET WITHIN ONE YEAR THE FINAL PLATS RECORDING DATE.

LEGEND

	PLAT BOUNDARY
	SECTION LINES
	LOT LINES
	CENTERLINE
	EASEMENT LINES
	BUILDING SETBACK LINE
	100 YEAR ELEVATION
▲	FOUND SECTION CORNER
●	FOUND PROPERTY CORNER (5/8" I.R. W/YELLOW CAP #7844)
⊙	SET PROPERTY CORNER (5/8" I.R. W/BLUE CAP #18381 UNLESS OTHERWISE NOTED)
M.	MEASURED BEARING AND DISTANCE
P.	PREVIOUSLY RECORDED BEARING AND DISTANCE
I.R.	IRON ROD
P.O.B.	POINT OF BEGINNING
B.S.L.	BUILDING SETBACK LINE
R.O.W.	RIGHT-OF-WAY
P.U.E.	PUBLIC UTILITY EASEMENT
BK. XX, PG. XXX	COUNTY RECORDER'S INDEX BOOK & PAGE
(XXX)	ADDRESS

SCALE: 1"=50'
0' 10' 20' 30' 40' 50' 100'

NORTH

Civil Engineering Consultants, Inc.
2400 86th Street . Unit 12 . Des Moines, Iowa 50322
515.276.4884 . Fax: 515.276.7084 . mail@ceeclac.com
CEC

DATE:	REVISIONS	COMMENTS
10-27-2015	1	
	2	
	3	
	4	
	5	
	6	

DATE OF SURVEY: OCT. 13, 2013
DESIGNED BY: ARP
DRAWN BY: PLD

THE CROSSING AT ALICES ROAD PLAT 4
WAUKEE, IOWA
FINAL PLAT

SHEET — OF 1

A1738